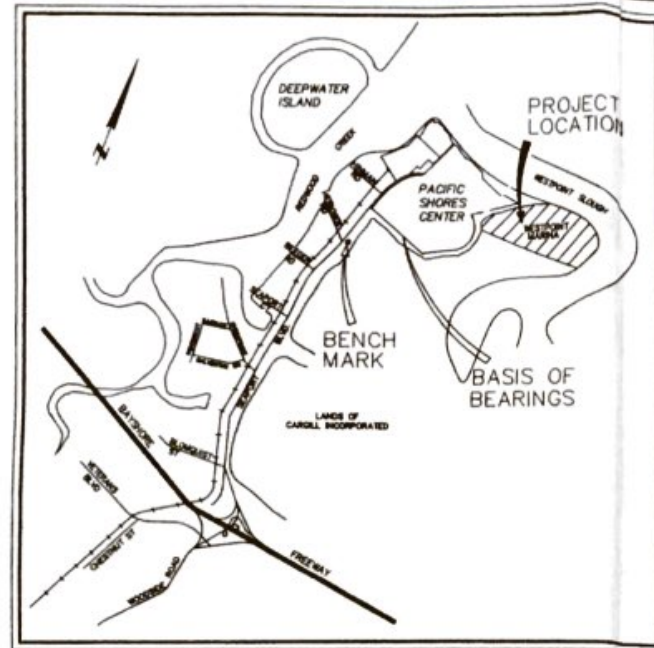


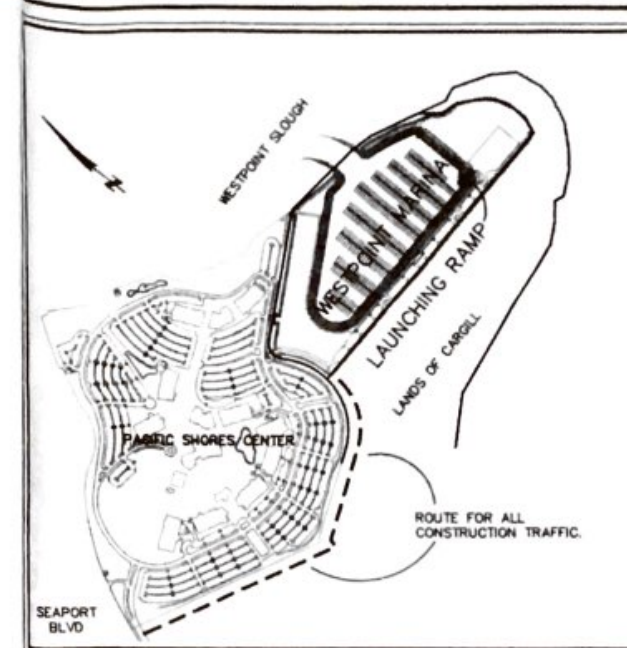
Exhibit 78



VICINITY MAP
NO SCALE

CONSTRUCTION DRAWINGS FOR WESTPOINT MARINA AND BOATYARD LAUNCHING RAMP

1529 SEAPORT BOULEVARD
REDWOOD CITY SAN MATEO COUNTY CALIFORNIA



LOCATION MAP AND
CONSTRUCTION TRAFFIC ACCESS ROUTE
SCALE: 1"=700'

GENERAL NOTES

1. PROJECT BENCH MARK IS A 2-1/2" * BRASS DISK ON TOP OF THE CONCRETE FOUNDATION OF AN ELECTRICAL TOWER LOCATED IN THE MEDIAN BETWEEN SEAPORT BOULEVARD (STATION 74+20) AND THE FRONTAGE ROAD. ELEVATION = 106.30 (NGVD 1929; MSL +100 FEET).
2. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
4. THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND AS OFTEN AS REQUIRED BY THE CITY.
5. ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
6. ALL APPLICABLE WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF REDWOOD CITY STANDARD TECHNICAL SPECIFICATIONS, PREPARED IN THE OFFICE OF THE ENGINEERING DIVISION, SUBJECT TO MODIFICATIONS CONTAINED HEREIN.
7. THE BEARING "N88°42'00"W" OF THE SOUTHWESTERLY BOUNDARY LINE OF PACIFIC SHORES CENTER AS SHOWN ON THAT MAP ENTITLED "PACIFIC SHORES CENTER" RECORDED IN VOLUME 130 OF MAPS AT PAGES 66-74, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.

ABBREVIATIONS

AB	AGGREGATE BASE	ELEV	ELEVATION	INV	INVERT	PE	POLYETHYLENE	RR	RAILROAD
AC	ASPHALT CONCRETE	EVC	END VERTICAL CURVE	IR	IRRIGATION LINE	PIV	POST INDICATOR VALVE	RT	RIGHT
ARV	AIR RELEASE VALVE	EW	EACH WAY	JT	JOINT TRENCH	PL	PROPERTY LINE	RWC	REDWOOD CITY
B(105.83)	AGGREGATE BASE ELEVATION	EX	EXISTING	LB	LINEAL FEET	PP	POWER POLE	S	SWALE
BC	BEGIN CURVE	F	FINISH, FUTURE	LF	LINEAL FEET	POC	POINT ON CURVE	SD	STORM DRAIN
BOV	BLOW OFF VALVE	FE	FLANGED END	MAX	MAXIMUM	PRO	PROPOSED	SL	STREET LIGHT (ELECTROLUX)
BVC	BEGIN VERTICAL CURVE	FES	FLANGED END SECTION	MD PT	MID POINT	PR	POINT OF REVERSE	SS	SANITARY SEWER
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MJ	MECHANICAL JOINT	PRO	CURVATURE	SSFM	SANITARY SEWER FORCE MAIN
C	CABLE, CONCRETE	FL	FLOW LINE	MN	MANHOLE	PS	PUMP STATION	SSFMCO	SANITARY SEWER FORCE MAIN CLEAN OUT
C/L	CENTERLINE	FM	FORCE MAIN	NR	NORTH	PSE	PUBLIC SERVICE EASEMENT	STA	STATION
CL	CLASS	FP	FINISHED PAVEMENT	NO	NOT IN CONTRACT	PT	POINT	STD	STANDARD
CL	CURB INLET	FT	FEET	OC	ON CENTER	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR	T	TOP OF CURB
OMP	CORRUGATED METAL PIPE	G	GAS, GROUND	OD	OUTSIDE DIAMETER	PVI	POINT OF VERTICAL	TC	TOP OF WALL
OO	CLEANOUT	GALV	GALVANIZED	OHW	OVERHEAD WRES	PVC	INTERSECTION	TW	TYPICAL
COMP	COMPACTION	GB	GRADE BREAK	P	PAVEMENT	R	POLYVINYL CHLORIDE	W	WATER LINE
CR	CURB RETURN	GR	GRATE	PBH	PACIFIC BELL MANHOLE	REL	RADIUS	WM	WATER METER
C.S.E.	CITY SERVICE EASEMENT	HDC	HIGH-DEFLECTION	PCC	POINT OF COMPOUND CURVATURE		REINFORCED CONCRETE PIPE	WS	WATER SERVICE
DET	DETAIL	HQ	COUPLING				REDWOOD		
DI	DROP INLET, DUCTILE IRON	HPT	HYDRAULIC GRADE LINE				RELATIVE		
DIP	DUCTILE IRON PIPE	ID	HIGH POINT						
E	EAST OR ELECTRIC		INSIDE DIAMETER						
EC	END CURVE								

OWNER:

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PREPARED BY:

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BY: *Peter R. Bohley* 10-23-06
PETER R. BOHLEY RCE 19052 DATE

RECORD DRAWINGS:

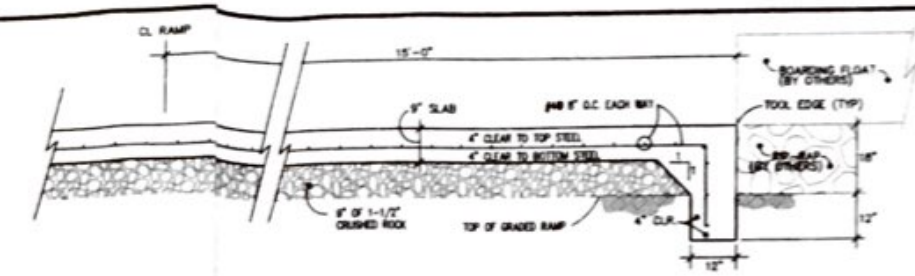
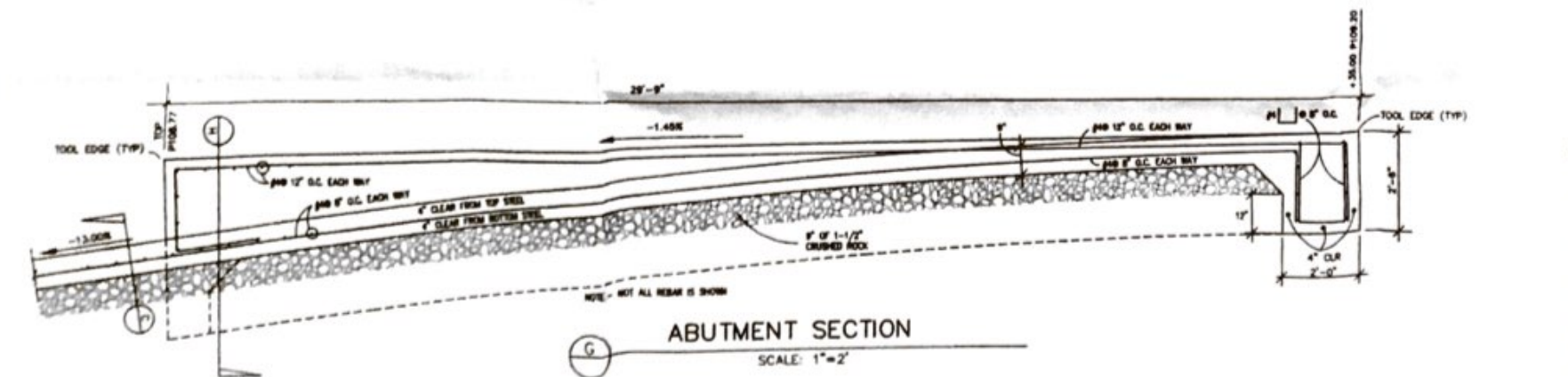
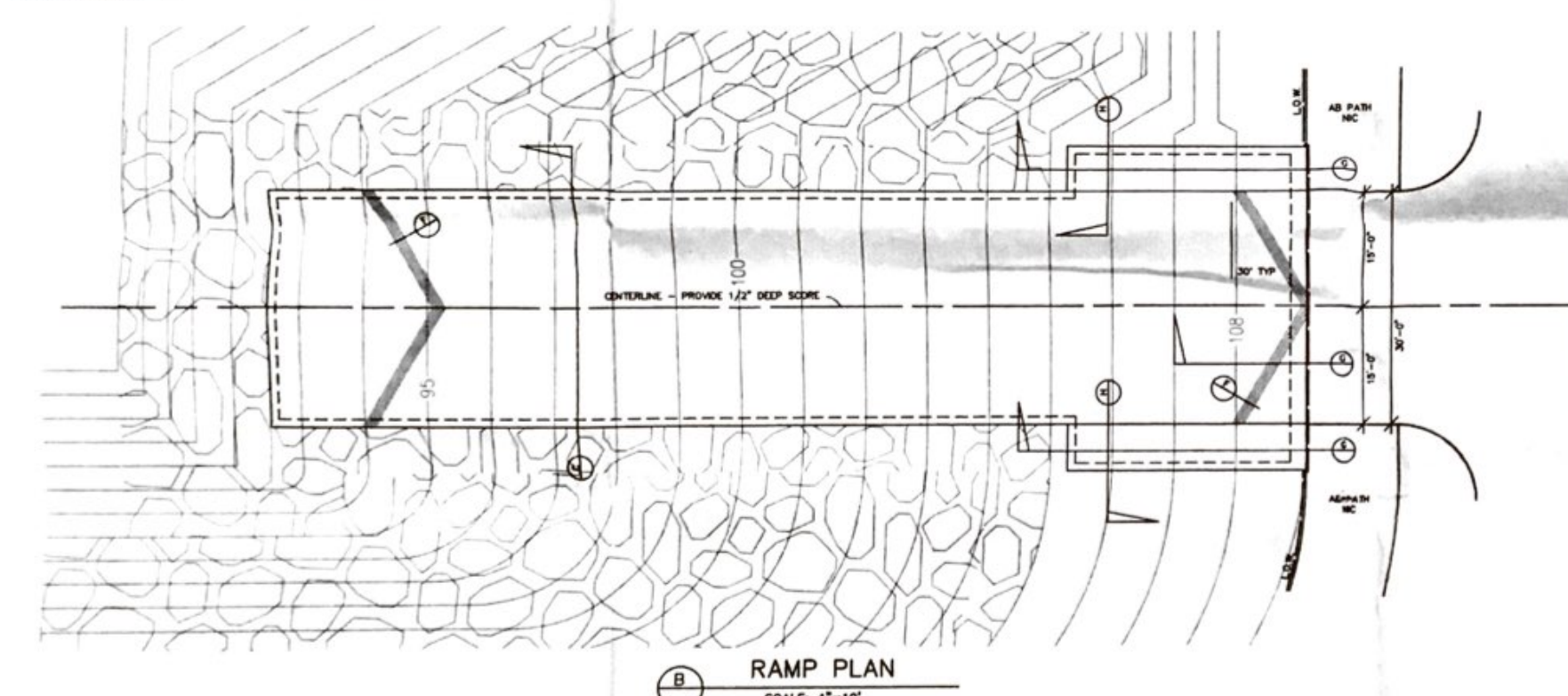
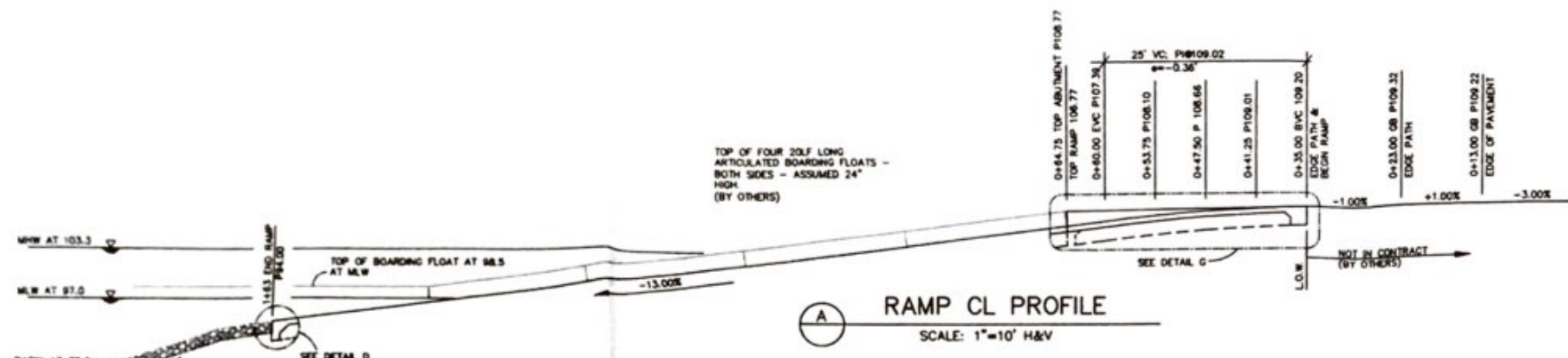
THESE RECORD DRAWINGS ARE BASED ON LIMITED FIELD REVIEW AND FIELD SURVEYS AS NECESSARY BY BOHLEY CONSULTING, INC., AND WE AND THE CITY OF REDWOOD CITY ASSUME NO LIABILITY FOR THE ACCURACY OF THE INFORMATION.

BY: _____

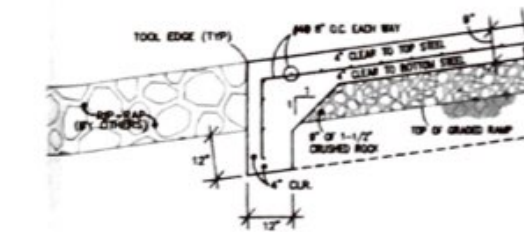
WESTPOINT MARINA & BOATYARD
TITLE SHEET

REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA

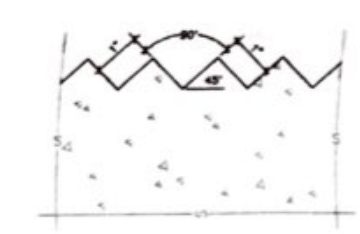
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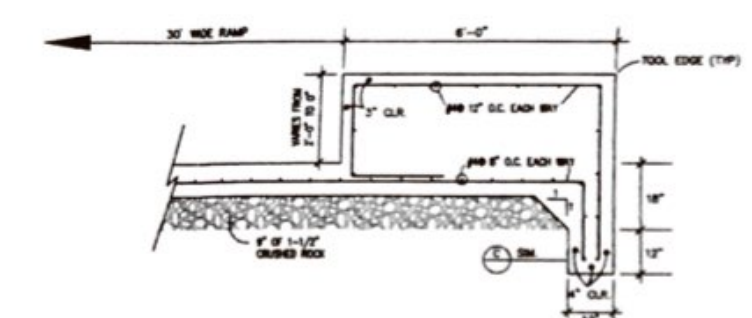
C RAMP PARTIAL SECTION
SCALE: 1"=2'



D TOE OF RAMP DETAIL
SCALE: 1"=2'



F V-GROOVE DETAIL
NO SCALE



H ABUTMENT CROSS SECTION
SCALE: 1"=2'

- CONSTRUCTION NOTES:**
- CRUSHED ROCK SHALL BE 1-1/2" MAX. SIZE.
 - BAR REINFORCEMENT SHALL BE A706/A706M AND EPOXY COATED PER ASTM D3963. TIE WIRE AND CHAIRS SHALL BE EITHER PLASTIC OR EPOXY COATED.
 - PORTLAND CEMENT CONCRETE:
 - PORTLAND CEMENT SHALL BE TYPE V.
 - CONCRETE SHALL BE 8-SACK MIX TO PRODUCE 4,000 PSI COMPRESSIVE STRENGTH AT 28-DAYS, WITH 5% AIR ENTRAINMENT, AND A MAXIMUM OF 3-1/2" SLUMP.
 - AGGREGATE SHALL BE 3/4" MAXIMUM.
 - V-GROOVE LAUNCH RAMP FINISH:
 - TYPICAL V-GROOVE DETAIL IS SHOWN AND IS TO BE CONSTRUCTED OVER THE ENTIRE LAUNCH RAMP SURFACE.
 - CONTRACTOR IS REQUIRED TO EITHER PURCHASE OR MANUFACTURE A V-GROOVE TOOL.
 - V-GROOVE CONSTRUCTION PROCEDURE:
 - PRIOR TO CONCRETE POURING, CONTRACTOR SHALL PROVIDE A 4'x8'x4" V-GROOVE CONCRETE TEST PANEL FOR APPROVAL BY THE ENGINEER.
 - START CONCRETE PLACEMENT AT BOTTOM OF RAMP AND WORK UPWALL.
 - ADEQUATELY VIBRATE THE CONCRETE EVERY 12" ON CENTERS WITH INTERNAL VIBRATORS TO ELIMINATE AIR POCKETS, AND TO INSURE FULL CONTACT WITH THE REBAR AND CONSTRUCTION FORMS. DO NOT OVER-VIBRATE AS THE AGGREGATE WILL SETTLE TO THE BOTTOM AND WEAKEN THE LAUNCH RAMP SLAB.
 - TO ASSIST CONTRACTORS AND OTHERS IN THE CONSTRUCTION OF V-GROOVE SURFACED BOAT LAUNCHING RAMPS, THE DEPARTMENT OF BOATING AND WATERWAYS HAS PRODUCED AN EIGHT MINUTE VIDEO WHICH ILLUSTRATES THE INFORMATION PRESENTED ABOVE. THE VIDEO CAN BE ORDERED BY CONTACTING THE CALIFORNIA DEPARTMENT OF BOATING AND WATERWAYS, LOCAL ASSISTANCE PROGRAM, BOATING FACILITIES DIVISION, 1629 S STREET, SACRAMENTO, CA 95814 (916-445-9657).
 - THE OWNER SHALL PROVIDE A CURRENT COPY OF "LAYOUT, DESIGN, AND CONSTRUCTION HANDBOOK FOR SMALL CRAFT BOAT LAUNCHING FACILITIES" TO THE LAUNCH RAMP CONTRACTOR.

